



1-3 CAUSEWAY CENTRAL CAUSEWAY PARK

LOVETT ROAD | STAINES-UPON-THAMES | TW18 3AZ

AVAILABLE NOW

**PRIME URBAN LOGISTICS ESTATE
NEW-BUILD INDUSTRIAL / WAREHOUSE UNITS
33,940 - 52,873 SQ FT**





SET WITHIN A LEADING SOUTH EAST BUSINESS PARK

The Causeway Central Industrial scheme is perfectly positioned for any business, strategically located within Causeway Park, an established mixed-use business park. The location's connectivity fulfils all the requirements for effective national and international logistics.

Junction 13 of the M25 is a three-minute drive, linking the Park to the M3 (J2) and the M4 (J4) for the wider

motorway network; Heathrow Terminals are between 6 - 13 minutes drive for global connectivity.

All of the units benefit from a secure yard, ample car parking, fully fitted offices, electric vehicle charge points and EPC A+ and BREEAM "Outstanding".



UNDER OFFER - 52,873 SQ FT



UNIT 1

Causeway Central 1 is the largest of the two available units, offering 52,873 sq ft of high-quality, secure detached warehouse accommodation.

With a 10m clear internal eaves height and an expansive 36m yard depth, the building has been designed with best in class specification.

CAUSEWAY CENTRAL

THE HIGHEST QUALITY SPECIFICATIONS THROUGHOUT



BREEAM
"Outstanding"



EPC A+



Photovoltaic
roof panels



Cat A office
accommodation



Securely
Fenced Yard



36m
Yard Depth



2 Level
Access Doors



52 Car
Parking Spaces



12 EV
Charging Points



700 kVA
Power Capacity



10m
Eaves Height



Target PV Generation
115,705 (kWh/yr)



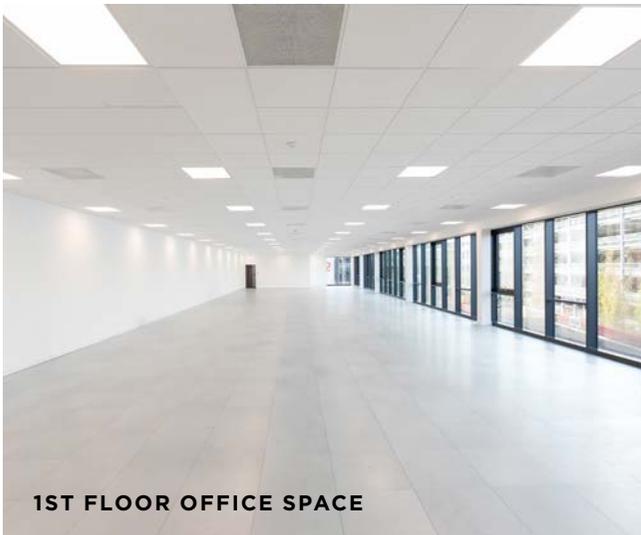


UNIT 1

52,873 SQ FT

47,190 SQ FT
WAREHOUSE

5,683 SQ FT
FIRST FLOOR



1ST FLOOR OFFICE SPACE



10M EAVES HEIGHT WAREHOUSE



AVAILABLE - 33,940 SQ FT



UNIT 3

Causeway Central 3 offers 33,940 sq ft of high-quality, secure detached warehouse and office accommodation.

With a 9m clear internal eaves height and an expansive 30m yard depth, the building has been designed with best in class specification.

THE HIGHEST QUALITY SPECIFICATIONS THROUGHOUT



BREEAM
"Outstanding"



EPC A+



Photovoltaic
roof panels



Cat A office
accommodation



Securely
Fenced Yard



30m
Yard Depth



4 Level
Access Doors



55 Car
Parking Spaces



12 EV
Charging Points



400 kVA
Power Capacity



9m
Eaves Height



Target PV Generation
83,070 (kWh/yr)



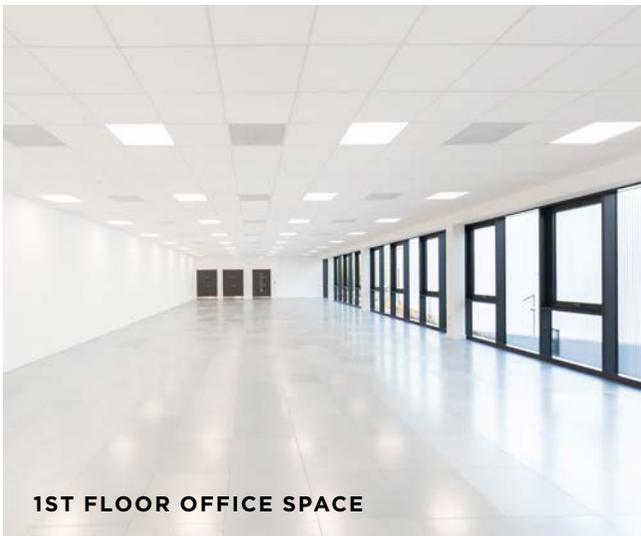
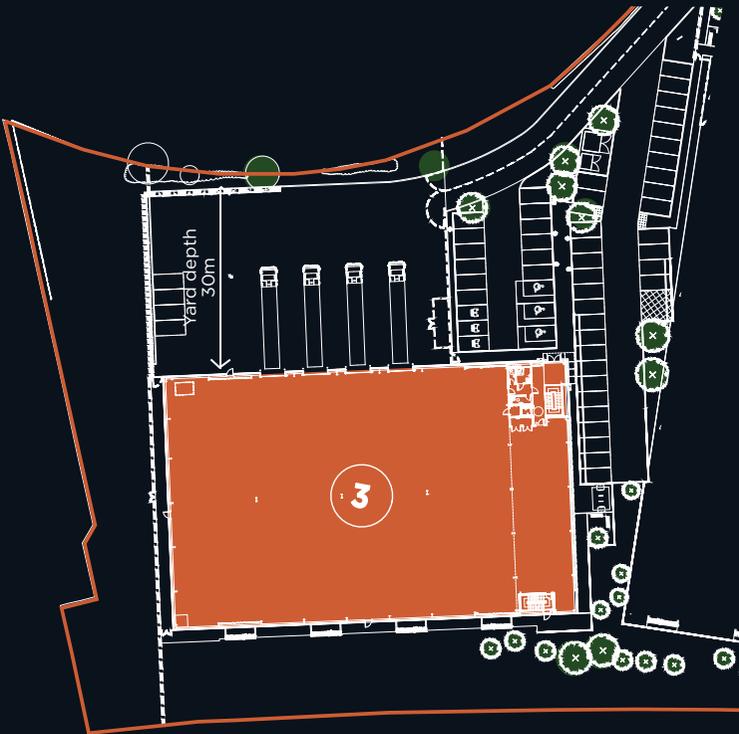


UNIT 3

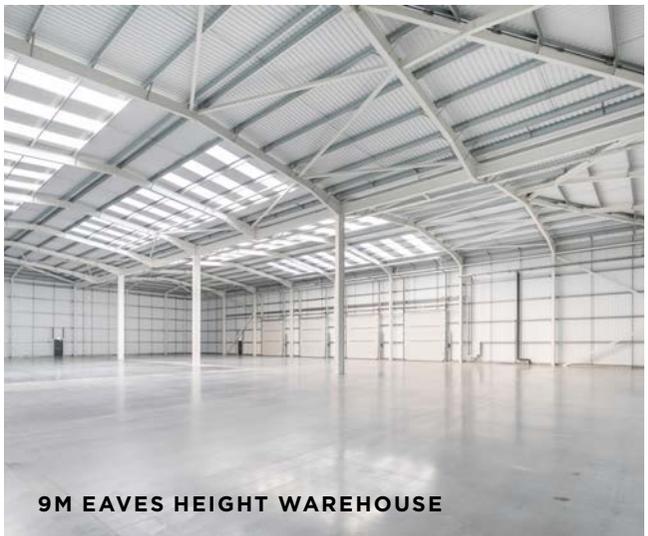
33,940 SQ FT

29,564 SQ FT
WAREHOUSE

4,736 SQ FT
FIRST FLOOR

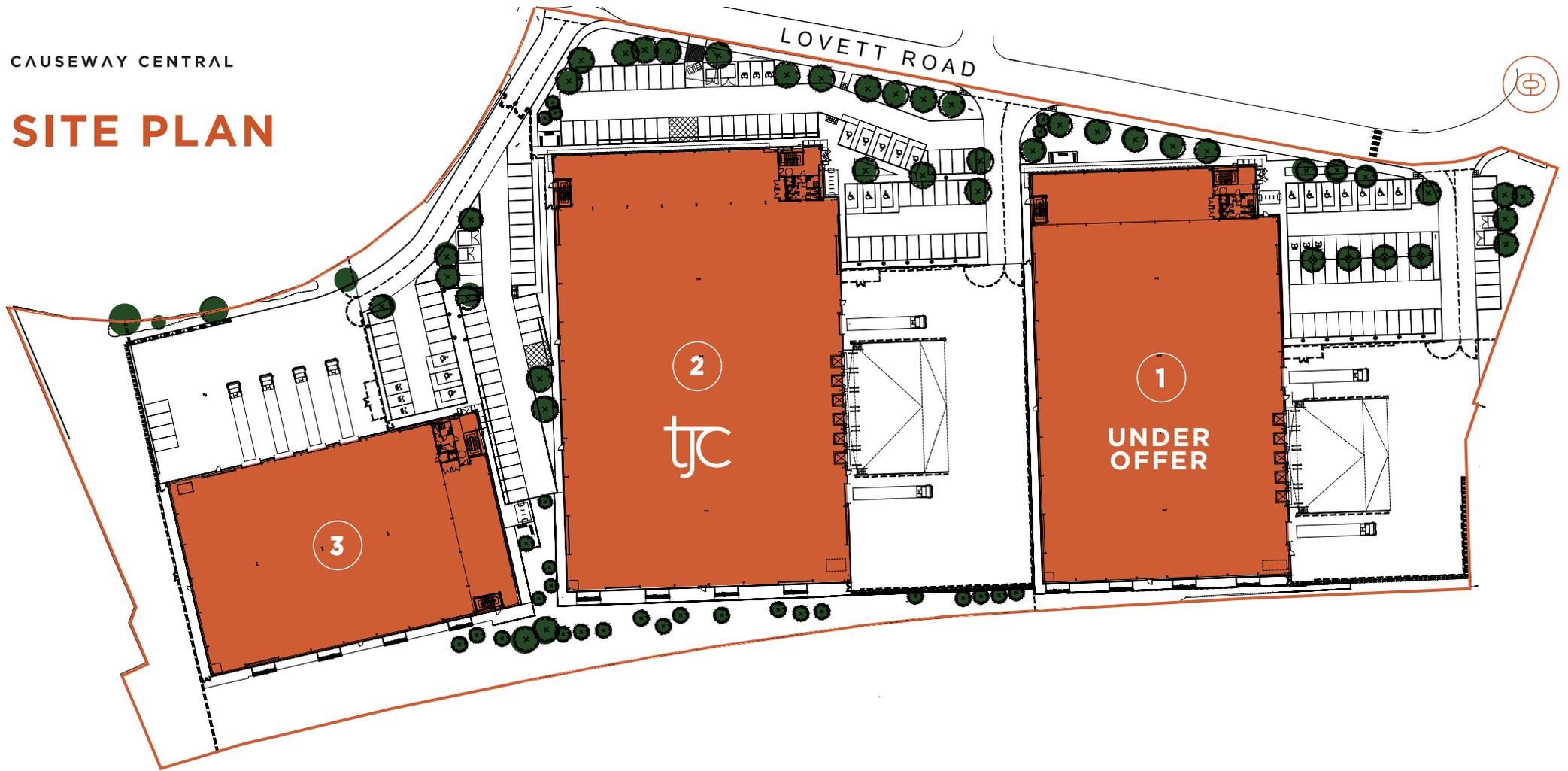


1ST FLOOR OFFICE SPACE



9M EAVES HEIGHT WAREHOUSE

SITE PLAN



| UNIT 3 | SQ FT | SQ M |
|---------------------|---------------|----------------|
| Warehouse | 29,564 | 2,746.6 |
| First floor offices | 4,376 | 406.5 |
| TOTAL | 33,940 | 3,153.1 |
| Car parking spaces | | 55 |
| EV Charging points | | 12 |
| Level access doors | | 4 |
| Yard depth | | 30m |
| Eaves height | | 9m |

| UNIT 2 | SQ FT | SQ M |
|---------------------|---------------|----------------|
| Warehouse | 57,545 | 5,346.1 |
| First floor offices | 6,830 | 634.5 |
| TOTAL | 64,375 | 5,980.6 |
| Car parking spaces | | 60 |
| EV Charging points | | 12 |
| Dock level doors | | 6 |
| Level access doors | | 2 |
| Yard depth | | 38m |
| Eaves height | | 12m |

LET

| UNIT 1 | SQ FT | SQ M |
|---------------------|---------------|----------------|
| Warehouse | 47,190 | 4,384.1 |
| First floor offices | 5,683 | 528 |
| TOTAL | 52,873 | 4,912.1 |
| Car parking spaces | | 52 |
| EV Charging points | | 12 |
| Dock level doors | | 5 |
| Level access doors | | 2 |
| Yard depth | | 36m |
| Eaves height | | 10m |

Approximate areas in accordance with the International Property Measurement Standards (GEM)

MEASURE AND REPORT YOUR ENERGY USAGE

Causeway Central will facilitate usage tracking throughout the building enabling your business to control costs, improve environmental responsibility and awareness, optimise production and assist with compliance with government regulations.

CARBON REDUCTION TARGETS

Causeway Central is targeting an operational net zero carbon development.

This will allow your business to enhance its brand reputation by occupying a building aligned with your carbon reduction targets. Causeway Central is BREEAM rating of Outstanding, which will put it in the top 10% of sustainable units.

REDUCE OPERATIONAL COSTS AND IMPROVE SUSTAINABILITY CREDENTIALS



BREEAM
"Outstanding"



EPC A+



Photovoltaic
roof panels



Office LED lighting with
daylight sensors and
presence detection
control to reduce costs



Thermal insulation and
airtightness exceed
standards, ensuring lower
operational costs.



Net Zero CO₂ emissions
for regulated use
(EPC A+)



Surface water drainage
that recycles water,
promoting reuse and
reducing costs



12 EV charging points
per unit (ducting for
additional 12) promoting
more sustainable travel



VRF system with air
source heat pumps, 75%
more efficient than
conventional HVAC



Guarantees and warranties
which will assist with
repair costs over the
period of the lease

IMPROVING STAFF WELL-BEING AND RETENTION



9% warehouse
rooflights boosts
natural light,
increasing staff
productivity by 25%



Natural light to
offices, creates a
better work
environment



Landscaping and
green spaces for
staff enjoyment



Solar gain and
soundproofed
windows ensure a
positive working
environment



Shower facilities
to encourage
cycling to work
and green travel

ESTIMATED PV SYSTEM

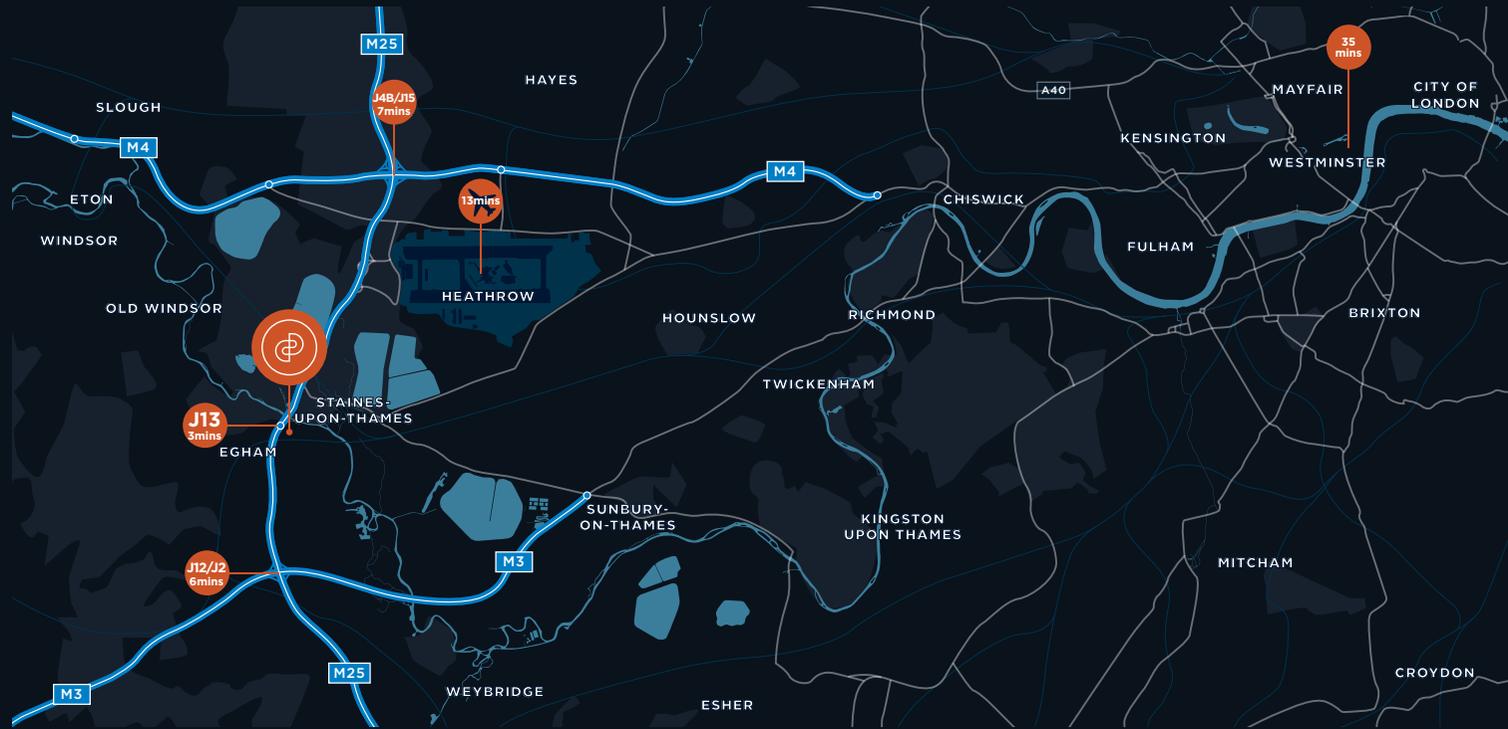
| Unit | PV Area M ² | PV generated kWh/yr | PV CO ₂ emissions avoided kgCo2/yr | Energy Cost savings (up to) £ / year | Smart Export Payments (up to) £ / Year |
|------|------------------------|---------------------|---|--------------------------------------|--|
| 1 | 780 | 115,705 | 14,630 | £17,355 | £2,895 |
| 3 | 470 | 83,070 | 10,505 | £12,460 | £2,080 |

CONNECTIONS START HERE

Causeway Central is prominently located on Lovett Road within the Causeway Park mixed use estate. The property is situated just off The Causeway (A308), which connects Staines Town Centre and the M25 (Junction 13). The road network provides access to the M4, M3, A3 and the wider national motorway network.

Trains from Staines Railway Station to Central London take approximately 35 minutes.

All 5 terminals at London Heathrow Airport are only 6 - 13 minutes drive for global connections, making this a key location for London, UK and International business connections.



BY ROAD (TIME IN MINUTES)

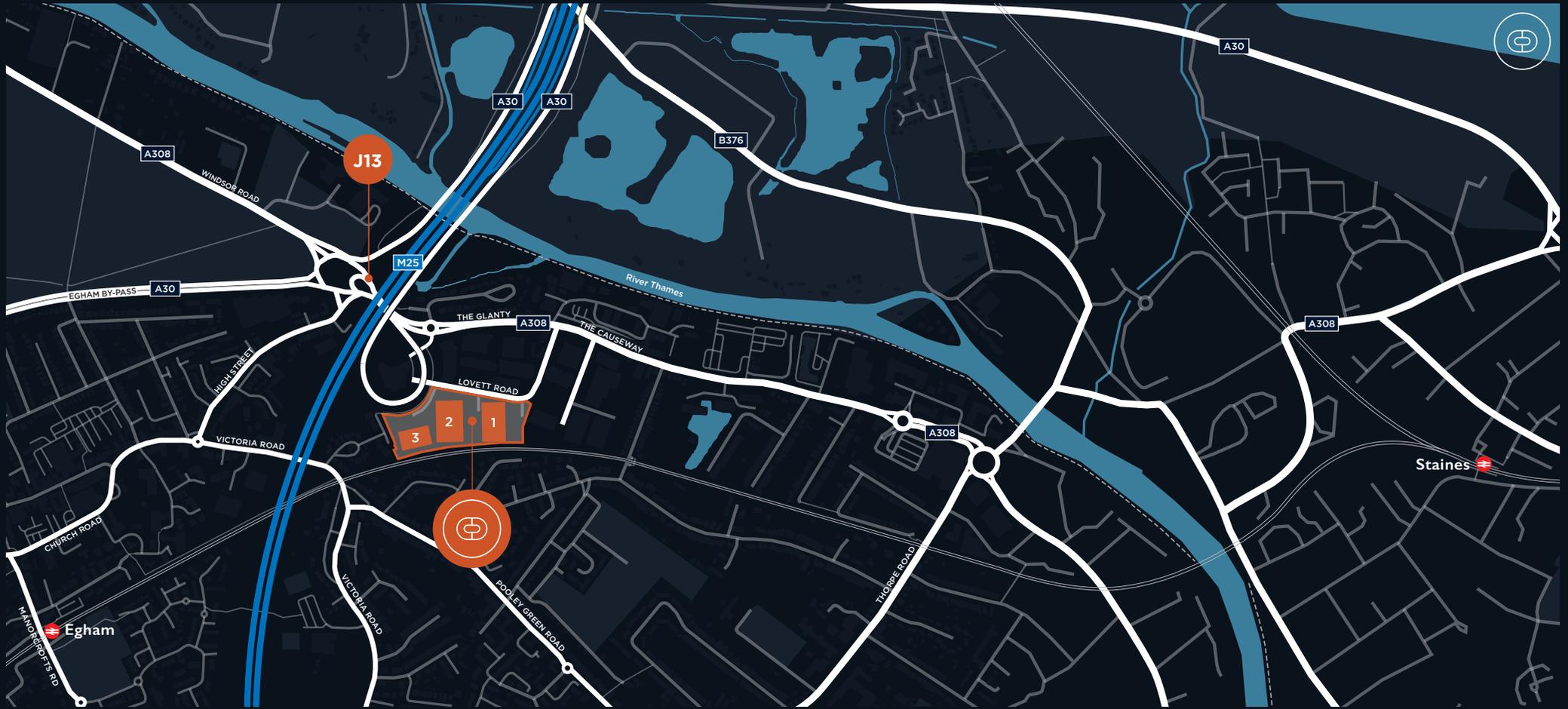
Source: Google maps



BY RAIL (TIME IN MINUTES FROM STAINES STATION)

Source: National Railways





LOCAL OCCUPIERS

Many large brands and household names have successfully moved their businesses to this area, nearby industrial occupiers include Wickes, Toolstation, Lok'nStore ALDI, Kuehne & Nagel and Benchmarx.

DEMOGRAPHICS



Population of 11.5 million within 1 hour's drive



81.9% of the population are economically active, well ahead of UK at 78.6%



3.22% household numbers increase within 1 mile of Staines from 2021-2026



CAUSEWAY CENTRAL

CAUSEWAY PARK

RENT

On application

BUSINESS RATES

Interested parties are advised to make their own enquiries with Local Authority

LEGAL COSTS

Each party to bear their own legal costs

TERMS

The properties are available on a Full Repairing & Insuring lease for a term to be agreed



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A DEVELOPMENT BY



xlproperty.com



aimco.ca

causewaypark.co.uk/causeway-central

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